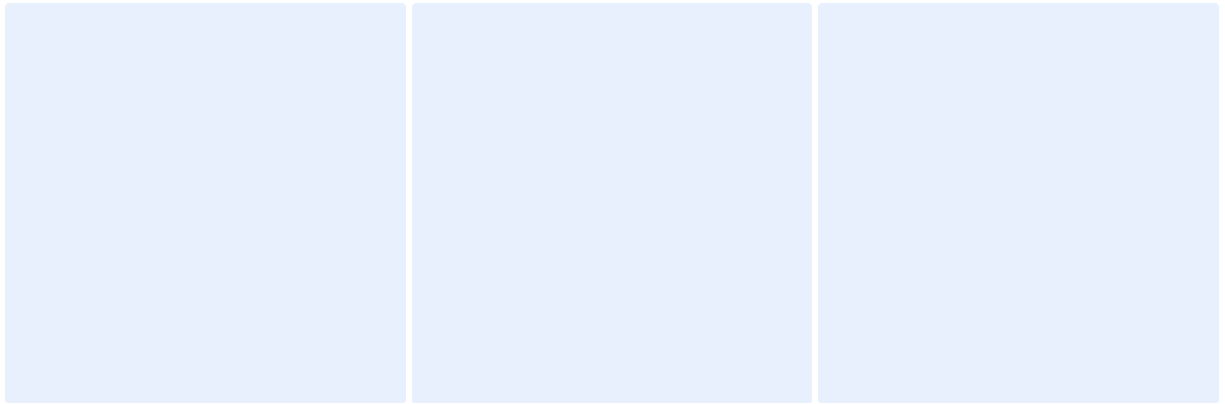




Design and Access Statement

Baxter Head Farm
Affetside
Bury

Date: 18.09.2024
Revision /

thorpdesignservices@gmail.com
T. 07799 064 095

Contents

- 1.0 Introduction
- 2.0 Site Description
- 3.0 Project Details
- 4.0 Photographs
- 5.0 Summary and Conclusions

1.0 INTRODUCTION

1.1 Purpose

This statement has been prepared in connection with proposed works to the property at Baxter Head Farm. The main farmhouse has recently been re-furbished and is now a family home. The occupants are not farmers, but the agricultural barns and fields that form part of the property could retain an agricultural use. The occupants of the main farmhouse would prefer this access to be separate to the driveway for their home for practical and safety reasons.

This application is therefore for a new agricultural access track off Watling Street to the agricultural units and grounds to the rear Baxter Head Farmhouse.

1.2 Methods of Investigation

A topographical survey has been conducted to ascertain land levels, a trees survey has been completed and a calculation of the biodiversity of the site pre and post development has been carried out to enable a detailed assessment of the application to take place.

Figure 1. Proposed Location Plan (OS extract)

3.0 PROJECT DETAILS

3.1 Baxter Head Farm

Following the refurbishment of Baxter Head Farm into a family home, the existing access to the property is required exclusively by the owners of the dwelling. Currently, the access to the agricultural buildings and grounds to the rear is the same as that used for the house – through the driveway of Baxter Head Farm, which dissects Baxter Head Farms house, gardens, and car garage. As a residential dwelling, this is not ideal. Preferably agricultural plant and vehicles would use a separate access to the one the family utilises.

3.2 Proposed Access

The new entrance track will act as a separate access to this part of the property, meaning cars, vans, plant and agricultural vehicles etc will be able to service this part of the property without coming through the middle of the family home driveway. It will also reduce interaction of such vehicles with the public as a public footpath also runs directly down through the house's driveway.

Figure 2 below shows a plan of the surveyed Watling Street, proposed access and lines of visibility.

The track will have an area of permeable tarmac to the first 15m or so off Watling Street, with the track becoming more informal (gravel track) further into the field away from the adopted highway. Final materials are available for discussion with the Local Planning Authority as required.

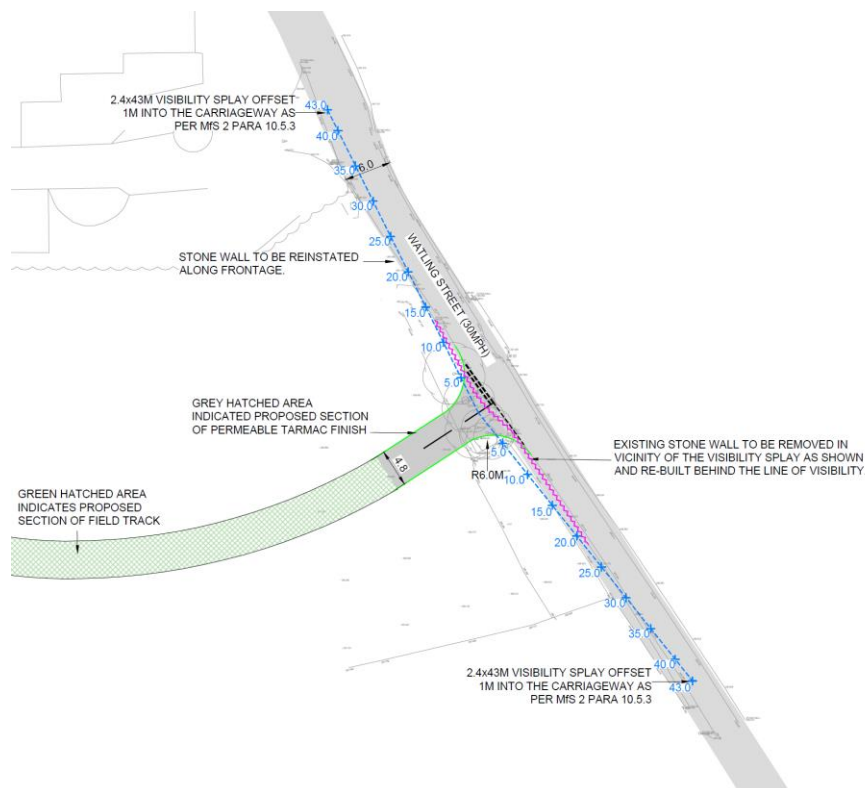


Figure 2. Proposed Site Access (3960-F01 rev B)



Figure 3 - Picture showing how the field track will look beyond the initial hardstanding off the adopted highway.

Most fields in the village have direct access off Watling Street and not through domestic properties. The new access provides improved visibility from the existing access, which will be of benefit to the types of vehicles using this new access. This will help improve the current situation at the property.

The gate for the new access is set well back from the road (over 15m) so long vehicles can gain access without blocking Watling Street. The road prior to the gate will be wide enough to allow 2 vehicles to be able to pass side by side off the highway (10m narrowing to 3m along the length of the track past the gate). This improves the current arrangements via Baxter Head Farm, as the gate is set close to the highway and is not wide enough to allow two vehicles to pass one another.

3.3 Proposed Track Details

The land will be graded from the field so that everything within the visibility splay will be lower than 600mm. The wall will be moved back into the field to accommodate this requirement. The visibility splay drawing details this change.

Once complete the track will be finished in permeable tarmac from Watling Street to the gate, then within the field the track will look as per figure 3. The track will be 3m wide with a 2m wide

grass strip down the middle. It will lead around the rear of Baxter Head Farm (main house) to the agricultural units to the rear. The gate installed will stop any vehicles from entering the farm who do not have clearance but will be set back enabling agricultural vehicles to leave the adopted highway and prevent them blocking the road.

Due to the nature of the track, traffic speed will be very slow to ensure users stay on the track and the fact that they will need to open and close a gate.

There is a small group of trees in the position of the new access onto Watling Street that will require removal. The trees can be seen in Photograph D, and in the Tree removal plan in Figure 5.



Figure 5. Tree Removal Plan (ZT22-196-30)

4.0 PHOTOGRAPHS

Photograph A



View along Watling Street

Photograph B (Street View)



View of trees to be removed to facilitate the development

Photograph C



Existing driveway into Baxter Head Farm (towards residential dwelling)

Photograph D



Existing driveway entrance to Baxter Head farm

5.0 Summary & Conclusion

It has been demonstrated in this supporting statement that a separate access track is required for agricultural vehicles and plant to access the agricultural units and farmland to the rear of Baxter Head Farm.

The track over the field will be finished with a field track finish. Access to the agricultural units at the back will be kept separate from the residence which will help increase the safety of the people in the property along with people using the right of way public footpath.

The proposed track will mean the units to the rear can be reopened as agricultural buildings supporting the rural economy.

The applicant respectfully requests that the application is approved to allow the residential property and agricultural units to be utilised via separate access points from Watling Street.